

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marblehead

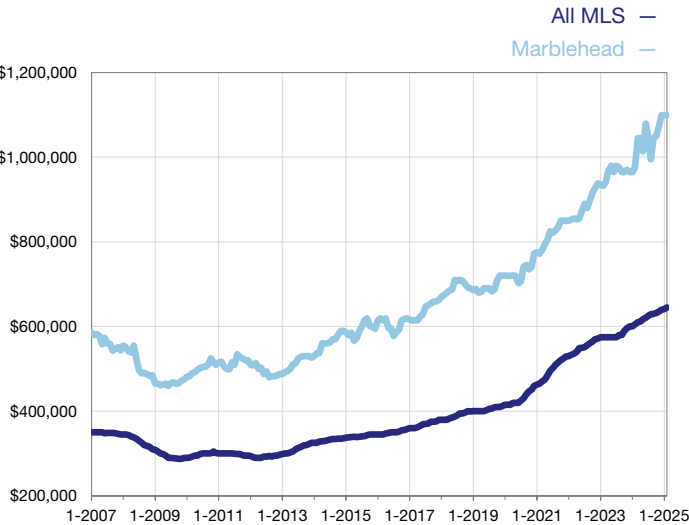
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	13	+ 116.7%	14	17	+ 21.4%
Closed Sales	7	3	- 57.1%	15	15	0.0%
Median Sales Price*	\$790,000	\$695,000	- 12.0%	\$790,000	\$1,250,000	+ 58.2%
Inventory of Homes for Sale	8	17	+ 112.5%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	50	22	- 56.0%	35	37	+ 5.7%
Percent of Original List Price Received*	103.2%	108.0%	+ 4.7%	103.4%	96.5%	- 6.7%
New Listings	5	14	+ 180.0%	11	22	+ 100.0%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	2	- 66.7%	6	3	- 50.0%
Closed Sales	1	4	+ 300.0%	3	4	+ 33.3%
Median Sales Price*	\$900,000	\$1,037,500	+ 15.3%	\$850,000	\$1,037,500	+ 22.1%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--
Cumulative Days on Market Until Sale	224	17	- 92.4%	107	17	- 84.1%
Percent of Original List Price Received*	85.7%	99.5%	+ 16.1%	91.6%	99.5%	+ 8.6%
New Listings	9	1	- 88.9%	11	8	- 27.3%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties  
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties  
Rolling 12-Month Calculation

